

CAMBIUM
SQUARE

at CAMBOURNE PARK



INTRODUCING
Cambium Square

A carefully curated collection
of 2, 3, 4 & 5 bedroom homes,
designed for life to flourish

A new destination shaped to create harmony
between beautiful new homes and refined green spaces;
a place that encourages well-being and a life in balance.

Cambium
[kæmbiem] *noun*

In botany, a layer in plants that
encourages health and growth.

Remarkably distinctive in every way

From the tree-lined entrance to the first glimpse of homes nestled within the natural landscape, Cambium Square offers an unmistakable sense of arrival and prestigious Cambourne address.

Situated opposite the established lakes and greenery of Cambourne Park Science & Technology Campus, this location combines a picturesque setting with the convenience of highly regarded schools and everyday essentials, including Morrisons supermarket, all within walking distance.

Cambium Square possesses a unique identity, with a collection of new homes thoughtfully designed to complement their surroundings. Spacious layouts, large windows and carefully considered interiors create bright, contemporary homes tailored to modern living.

This is a result of the vision created by the South Cambridgeshire Investment Partnership; a collaboration between The Hill Group and South Cambridgeshire District Council, which has been building outstanding homes and communities for 25 years.



CAMBIUM SQUARE



CAMBIUM SQUARE

Morning coffee, everyday shopping & weekend strolls



You'll find everything you need in one convenient place - from a Morrisons supermarket for your weekly shop to a variety of amenities including a pharmacy, dry cleaners, barbers and a beauty salon. Healthcare facilities include a medical centre, NHS and private dental practices, and a veterinary practice for your four-legged companions, alongside a Pets at Home, all within walking distance from your front door.

Dining options abound, with Chutney Joe Indian restaurant, Wokswagen's Asian takeaway, and Greens café offering everything from flavourful dishes to a flat white or pancake breakfast. Your local pub, The Monkfield Arms, is a modern village favourite, known for its popular Sunday roasts and live screenings of major sporting events.

The Hub at Cambourne Community Centre is a vibrant hub for local events and activities. Cambourne's Fitness and Sports Centre offers a state-of-the-art gym and fitness classes, as well as pitches and courts for a range of sports. Meanwhile, Cambourne Cricket Club hosts relaxed Sunday leagues, alongside ladies' and junior teams - welcoming players of all abilities.

For relaxation, unwind at the Cambridge Belfry Hotel & Spa with luxurious Elemis treatments, or explore the beautiful Cambourne Nature Reserve. Managed by The Wildlife Trust, its meadows and wetlands are home to butterflies, water voles and birdlife, with kingfishers and cormorants often spotted around the lake. You can also follow the Cambourne Wild Discovery Trail from Oaks Wood, where informative boards highlight the area's fascinating local species.

Under 10 minutes' drive, cycle or walk

			
Monkfield Arms	3 mins	4 mins	10 mins
Cambridge Belfry Hotel & Spa	3 mins	6 mins	13 mins
Morrisons supermarket	4 mins	3 mins	10 mins
Cambourne Fitness and Sports Centre	4 mins	5 mins	15 mins
Central Cambourne Co-operative	5 mins	9 mins	18 mins
Cambourne Nature Reserve	6 mins	5 mins	18 mins
Lake Ewart Fishing Lake	6 mins	4 mins	15 mins

10-25 minutes' drive

Cambridge Meridian Golf Club	15 mins
National Trust Wimpole Estate	21 mins
Royal Papworth Hospital	24 mins
RSPB Fen Drayton Lakes	25 mins
Addenbrooke's Hospital	25 mins

Journey times are approximate and taken from Google Maps.

Prime position



At Cambium Square, you'll enjoy a sense of seamless connectivity, no matter your destination or mode of travel.

An established network of footpaths and bridleways weave through Cambourne, with new pedestrian and cycle links being created to connect Cambium Square to the wider community. These green routes have little or no traffic, offering a more sustainable way to travel while keeping you connected to everything Cambourne has to offer.

By bus from Cambourne Park Science & Technology Campus

The Greater Cambridgeshire Partnership is also proposing a dedicated busway, which would reduce journey times between Cambourne and Cambridge and include a path for walkers and cyclists.*

Papworth Everard	17 mins
Cambridge, Bridge Street	21 mins
St Neots	26 mins
Huntingdon	38 mins
Addenbrooke's	48 mins
Cambridge Science Park	51 mins

Cambridge Park & Ride

Cambridge Park & Ride's Madingley Road hub is a 12-minute drive and provides services into Central Cambridge every 10 minutes on Mondays to Saturdays, and every 15 minutes on Sundays.

Bridge Street	6 mins
Central Cambridge	12 mins

By rail from St Neots Station

St Neots station is a 20-minute drive. A proposed Cambourne North Station, part of the Oxford-Cambridge line, is planned for 2030.**

Huntingdon	7 mins
Peterborough	25 mins
Stevenage	28 mins
Finsbury Park	48 mins
London St Pancras International	56 mins

By rail from Cambridge North Station

Cambridge North Station is just a 16-minute drive, offering convenient access to excellent rail connections and making commuting easy.

Cambridge	5 mins
Ely	14 mins
Thetford	36 mins
Bishops Stortford	38 mins
Bury St Edmunds	54 mins

By road

Cambourne sits along the A428, part of a golden triangle of the A1 west and A14 north, with the A14/M11 Girton Interchange under eight miles east and an 8-minute drive away.

Cambridge	11 miles
Huntingdon	11 miles
Bedford	20 miles
Ely	24 miles
Peterborough	34 miles
Northampton	47 miles

By air

Cambium Square is well placed for a number of airports offering both domestic and international travel.

London Stansted Airport	36 miles
London Luton Airport	38 miles
London City Airport	63 miles
London Heathrow Airport	70 miles

Firm foundations

from day one, to support future success

Families with children and those planning for the future will appreciate the location of Cambium Square, where homes are conveniently located for both primary and secondary schools.

New high-quality pedestrian and cycle paths support a more relaxed, traffic-free school run, allowing families to connect with nature before the school day begins. Nearby parks and play areas, located along a school route, offer youngsters a chance to play on their way home.

Primary Schools

Monkfield Park Primary School

Ofsted rating: Good
4 minute drive
3 minute cycle
10 minute walk

Hardwick & Cambourne Community Primary School

Ofsted rating: Good
5 minute drive
4 minute cycle
14 minute walk

Jeavons Wood Primary School

Ofsted rating: Good
5 minute drive
5 minute cycle
18 minute walk

The Vine Inter-Church Primary School

Ofsted rating: Good
5 minute drive
8 minute cycle
27 minute walk

Caldecote Primary School

Ofsted rating: Good
8 minute drive
25 minute cycle

Bourn C of E Primary School

Ofsted rating: Good
10 minute drive
14 minute cycle

Histon and Impington Brook Primary School

Ofsted rating: Outstanding
18 minute drive

Secondary Schools

Cambourne Village College

Ofsted rating: Outstanding
4 minute drive
4 minute cycle
15 minute walk

Comberton Village College

Ofsted rating: Outstanding
15 minute drive
33 minute cycle

Hinchingsbrooke School

Ofsted rating: Good
20 minute drive

St Bede's Inter-Church School

Ofsted rating: Outstanding
37 minute drive

Universities

University of Cambridge

16 minute drive

Anglia Ruskin University

23 minute drive

University of Bedfordshire

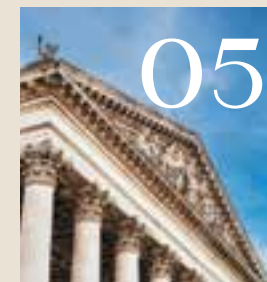
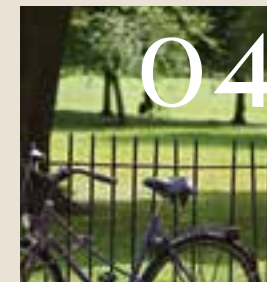
58 minute drive



Cobbled streets, culture & university city buzz

King's College Chapel

famous for its Christmas Eve carol concert while Choral Evensong is sung there on most days during term time, with free entry open to everyone.



Just a 25-minute drive from Cambium Square, Cambridge city centre offers a vibrant mix of activities, dining, events and attractions.

Browse Grand Arcade or Lion Yard for shopping with high street and designer brands, or visit the Everyman Cinema to watch the latest blockbusters.

The daily market is ideal for fresh produce, while All Saints Garden on Trinity Street hosts a lively Saturday arts and crafts market with handmade jewellery, paintings and prints.

01

The Arts Picturehouse cinema and café bar

Screens old, new, British and world cinema, from French New Wave to 80s blockbusters. Film buffs can join the Film Club for special showings and prices.

02

Summer-in-the-City

Cambridge makes the most of warmer months, bringing al fresco music to parks and green spaces, alongside events like outdoor cinema experiences.

03

Cambridge University Botanic Garden

Features 8,000 plant species from around the world, with popular family activities on the first Saturday of each month.

04

Midsummer Common and Jesus Green

Cambridge offers picturesque spots like Midsummer Common and Jesus Green, popular grassy areas for picnics or frisbee, often watched by grazing cows.

05

The Fitzwilliam Museum

Houses a world-class collection of over half a million artworks and antiquities from civilisations throughout history in an awe-inspiring setting.



A world-renowned economy & a true work-life balance

Located within Europe's largest concentration of over 1,500 science and technology companies, Cambridge is home to global leaders such as Addenbrooke's Hospital, Cambridge Science Park and Cambridge Biomedical Campus, one of the largest centres of health, science and medical research in the world, whereby reinforcing the city's reputation as a world-leading hub for innovation and discovery.

From software and hardware to pharmaceuticals, biotechnology, cyber-security and bioinformatics, and from startups to large employers with several thousand employees, demand for staff is high.

While around a quarter of jobs in Cambridge are now in Silicon Fen companies, there are many opportunities in the business parks, world-leading hospitals and universities based in Cambridge offering academic, professional, technical and administrative roles.

Combined with excellent transport connections and easy access to major centres of employment, living here allows professionals to enjoy a smooth daily commute, creating more time for family, leisure and the lifestyle that defines a true work-life balance.

The future starts here.

Travel times by car

Cambourne Park Science & Technology Campus	1 min
Cambridge Business Park	16 mins
Cambridge Science Park	16 mins
Cambridge Biomedical Campus	21 mins
AstraZeneca Discovery Centre	22 mins
Royal Papworth Hospital	24 mins
Cambridge Stem Cell Institute	25 mins
Nuffield Research	25 mins
Addenbrooke's Hospital	25 mins
Microsoft Research Cambridge	28 mins
Apple Research	28 mins
Granta Science Park	28 mins
Melbourn Science Park	28 mins
Wellcome Genome Campus	28 mins
Amazon Cambridge UK Development Centre	29 mins
Babraham Research Campus	32 mins





Living, rooted in nature



The Foraging Route

provides a green corridor winding through Cambium Square planted with harvestable fruit, nut, herb and edible berry plants and bushes.



The Orchard offers seating and shaded spaces

featuring community gardening and raised beds amongst the trees from spring blossom to fruit-laden time.



A gem of a pocket park

providing space to unwind in nature.



Where imaginations run free

with play equipment designed for different ages, and strolls in the open space.



Water-efficient technology

for smarter resource use.



Energy-efficient gas-free homes

fitted with air source heat pumps.



Electric vehicle charging points

for every home.



Spaces to discover public artwork

adding colour, interest and a place to pause.



Cycleways for safe, green routes

across Cambium Square, through Cambourne West and beyond.



The vibrant open space

of The Square for coffee, conversation and interaction.



Computer generated image is indicative only and subject to change.



Cambourne Nature Reserve

is an oasis of wildflower meadows, wetlands and woodlands just next door.



Newly created habitats

enrich protected existing ones to create a biodiverse landscape welcoming wildlife.



Cambourne Eco Park

providing a sanctuary to discover, play and get up close to local nature.

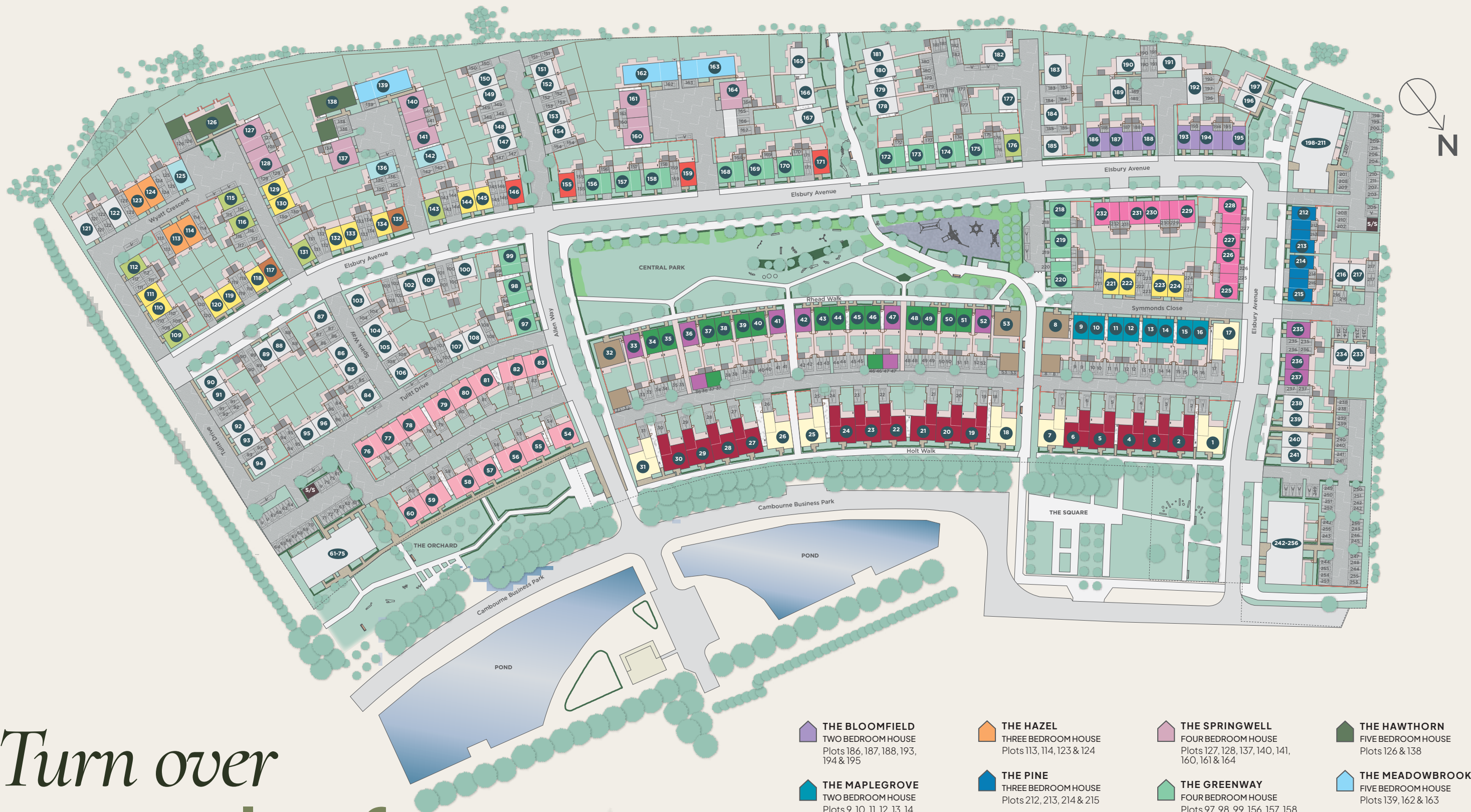


A home that grows with you



Turn over a new leaf in a new home

The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary. Affordable housing is indicative and can be moved. Please speak with our sales team for more information.



- | | | | |
|--|--|--|--|
| <p> THE BLOOMFIELD
TWO BEDROOM HOUSE
Plots 186, 187, 188, 193, 194 & 195</p> <p> THE MAPLEGROVE
TWO BEDROOM HOUSE
Plots 9, 10, 11, 12, 13, 14, 15 & 16</p> <p> THE BIRCHFIELD
TWO BEDROOM HOUSE
Plots 110, 111, 118, 119, 120, 129, 130, 132, 133, 134, 144, 145, 221, 222, 223 & 224</p> <p> THE FRESHWOOD
TWO BEDROOM HOUSE
Plots 117 & 135</p> <p> THE BROOK
TWO BEDROOM HOUSE
Plots 109, 112, 115, 116, 131, 143 & 176</p> <p> THE WILLOW
THREE BEDROOM HOUSE
Plots 125, 136 & 142</p> | <p> THE HAZEL
THREE BEDROOM HOUSE
Plots 113, 114, 123 & 124</p> <p> THE PINE
THREE BEDROOM HOUSE
Plots 212, 213, 214 & 215</p> <p> THE APPLETREE
THREE BEDROOM HOUSE
Plots 146, 155, 159 & 171</p> <p> THE MAPLEWOOD
THREE BEDROOM HOUSE
Plots 33, 36, 41, 42, 47, 52, 235, 236 & 237</p> <p> THE EVERGREEN
THREE BEDROOM HOUSE
Plots 34, 35, 37, 38, 39, 40, 43, 44, 45, 46, 48, 49, 50 & 51</p> <p> THE ORCHARD
FOUR BEDROOM HOUSE
Plots 54, 55, 56, 57, 58, 59, 60, 76, 77, 78, 79, 80, 81, 82 & 83</p> | <p> THE SPRINGWELL
FOUR BEDROOM HOUSE
Plots 127, 128, 137, 140, 141, 160, 161 & 164</p> <p> THE GREENWAY
FOUR BEDROOM HOUSE
Plots 97, 98, 99, 156, 157, 158, 168, 169, 170, 172, 173, 174, 175, 218, 219 & 220</p> <p> THE EDEN
FOUR BEDROOM HOUSE
Plots 2, 3, 4, 5, 6, 19, 20, 21, 22, 23, 24, 27, 28, 29 & 30</p> <p> THE ROSEWOOD
FOUR BEDROOM HOUSE
Plots 225, 226, 227, 228, 229, 230, 231 & 232</p> <p> THE CEDARBROOK
FIVE BEDROOM HOUSE
Plots 8, 32 & 53</p> <p> THE MARIGOLD
FIVE BEDROOM HOUSE
Plots 1, 7, 17, 18, 25, 26 & 31</p> | <p> THE HAWTHORN
FIVE BEDROOM HOUSE
Plots 126 & 138</p> <p> THE MEADOWBROOK
FIVE BEDROOM HOUSE
Plots 139, 162 & 163</p> <p> AFFORDABLE HOUSING
HOMES AVAILABLE THROUGH AFFORDABLE HOUSING</p> |
|--|--|--|--|
-
- | |
|-------------------------------|
| -- Site Boundary |
| — Timber Fence |
| --- Estate Rails |
| — Brick Wall |
| V Visitor Parking |
| S/S Substation |
| ■ Shed |
| ■ ASHP (Air Source Heat Pump) |

A flair for
thoughtful
detail



*All you need,
already here,
ready to move into*

We deliver beautifully crafted homes with an all-inclusive specification, curated by leading interior designers. Every detail has been carefully considered, from the finishes inside and out to thoughtfully planned layouts, creating homes that combine style, comfort and practicality from the very beginning.



SPECIFICATION

TWO, THREE & FOUR BEDROOM HOMES

KITCHEN

- Matt finish handleless units with soft close doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer where no utility room

UTILITY ROOM

- Matt finish handleless units with soft close doors
- Slimline laminate worktop with matching upstands
- Stainless steel sink with brushed steel mixer tap
- Freestanding washer/dryer

Kitchen and utility room designs and layouts vary; please speak to our Sales Executives for further information

BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Framed feature mirror with shelf
- Large format wall and floor tiles
- Heated chrome towel rail

EN-SUITES & SHOWER ROOM

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity top (to principal en-suite only)
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landings, upper floor family room and bedrooms
- Large format tiles to bathroom and en-suite

DOORS & WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows with matching doors to patio
- Skylights, where shown on floor plans
- Up and over garage door



ELECTRICAL

- Downlights to entrance hall, kitchen, open plan kitchen/dining/living room, bathroom, en-suites, shower room, WC and utility room
- Pendant fittings to separate family room, dining room, study, landing and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom, en-suites and shower room
- TV and data points to selected locations
- Openreach & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- External lighting to front and rear of property
- External power socket
- Light and power to garage
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point to all plots

HEATING & WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suite
- Air source heat pump
- Hot water storage tank

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap
- Porcelain tiles to terrace
- Garden shed where no garage present, as shown on siteplan layout

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff, red and grey facing bricks, with wood effect cladding to plot 115, and grey or red roof tiles
- uPVC rain-water goods

WARRANTY

Every home is covered by a 10-year NHBC warranty, giving you long-term peace of mind. In the first 2 years, our Hill team is on hand to support you directly, after which the NHBC warranty continues for the remaining period.

Interior imagery represents a similar Hill development.

Facilities shared between the homes at Cambium Square such as any non-adopted private roads and landscaping, will all be looked after and maintained by a management company which will be wholly owned by and within the control of the purchasers of Cambium Square once all homes have been sold and conveyed. A contribution towards the wider Estate services and facilities will also be due, for the shared access onto the development via the Business Park.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

PREMIUM SPECIFICATION

FIVE BEDROOM HOMES

KITCHEN

- Matt finish handleless units with contemporary black trim and soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob (with built-in extractor where on peninsula)
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated tall fridge and freezer to The Meadowbrook and The Hawthorns
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

UTILITY ROOM

- Matt finish handleless units with contemporary black trim and soft close doors
- Caesarstone worktops with matching upstand
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- Freestanding washing machine
- Freestanding condenser dryer

Kitchen and utility room designs and layouts vary; please speak to our Sales Executives for further information

BATHROOM

- Bath with shower over and glass shower screen or separate shower enclosure where applicable
- Low profile shower tray with glass shower door where applicable
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

EN-SUITES

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en-suite only)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary dual finish ironmongery
- Built-in hinged wardrobe with LED lighting to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landings, upper floor family room and bedrooms
- Large format tiles to bathroom and en-suites

DOORS & WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC with matching doors to patio
- Bi-fold doors to patio where shown on plan
- Skylights where shown on floor plans
- Electrically controlled up and over garage door



ELECTRICAL

- Downlights to entrance hall, kitchen, open plan kitchen/dining/living room, bathroom, en-suites, WC, utility room and principal bedroom
- Pendant fittings to separate family room, dining room, study, landings and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- TV and data points to selected locations
- Openreach & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- External lighting to front and rear of property
- External power socket
- Light and power to garage
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point to all plots

HEATING & WATER

- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rails to bathroom and en-suites
- Air source heat pump
- Hot water storage tank

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket
- Porcelain tiles to terrace

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff, red or grey facing bricks, with wood effect cladding to selected plots and red or grey roof tiles
- uPVC rain-water goods

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CREATING EXCEPTIONAL PLACES TO LIVE

The South Cambridgeshire Investment Partnership (SCIP) brings together The Hill Group and South Cambridgeshire District Council with a shared ambition: to create high-quality homes and sustainable places that support thriving communities across South Cambridgeshire.

The Hill Group is a top 10 UK housebuilder* and the UK's second largest privately owned housebuilder. Founded in 1999, Hill has established an outstanding reputation for creating distinctive places where people want to live, work and socialise. Employing approximately 1,000 people, the company delivers thousands of homes each year and has a development pipeline of more than 42,000 homes across London, the Home Counties and the South, and expanding regions including the South West and the Midlands.

Hill has extensive experience working in partnership with local authorities, housing associations and public sector organisations to deliver mixed-tenure developments and long-term regeneration projects. Its commitment to quality, sustainability and customer experience has earned widespread industry recognition, including more than 500 awards and 5-star status in the Home Builders Federation Customer Satisfaction Survey for nine consecutive years. Hill is also recognised as one of the highest-rated UK housebuilders on Trustpilot.

Established in October 2020, the 50:50 joint venture partnership combines the Council's long-term vision for the district with Hill's expertise as one of the UK's leading housebuilders and regeneration specialists. Together, we are creating sustainable, well-connected neighbourhoods with new homes, community facilities and commercial spaces that will benefit current and future generations.

Through this collaborative approach, SCIP is focused on delivering a diverse range of homes, including affordable housing, homes for older people, private-sale homes and mixed-use developments that respond to local housing needs while creating vibrant, inclusive communities.

South Cambridgeshire District Council is committed to ensuring growth across the district that delivers lasting benefits for residents by supporting local services, strengthening communities, helping meet housing demand and working towards a net-zero carbon future.

Together, SCIP is creating sustainable, well-connected communities that deliver lasting social, environmental and economic value. Through collaborative working, thoughtful design and a long-term commitment to quality, the partnership is helping shape places that meet today's needs while supporting future generations.



Follow us on Instagram at @CreatedbyHill



*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024.



Marleigh Park, Cambridge

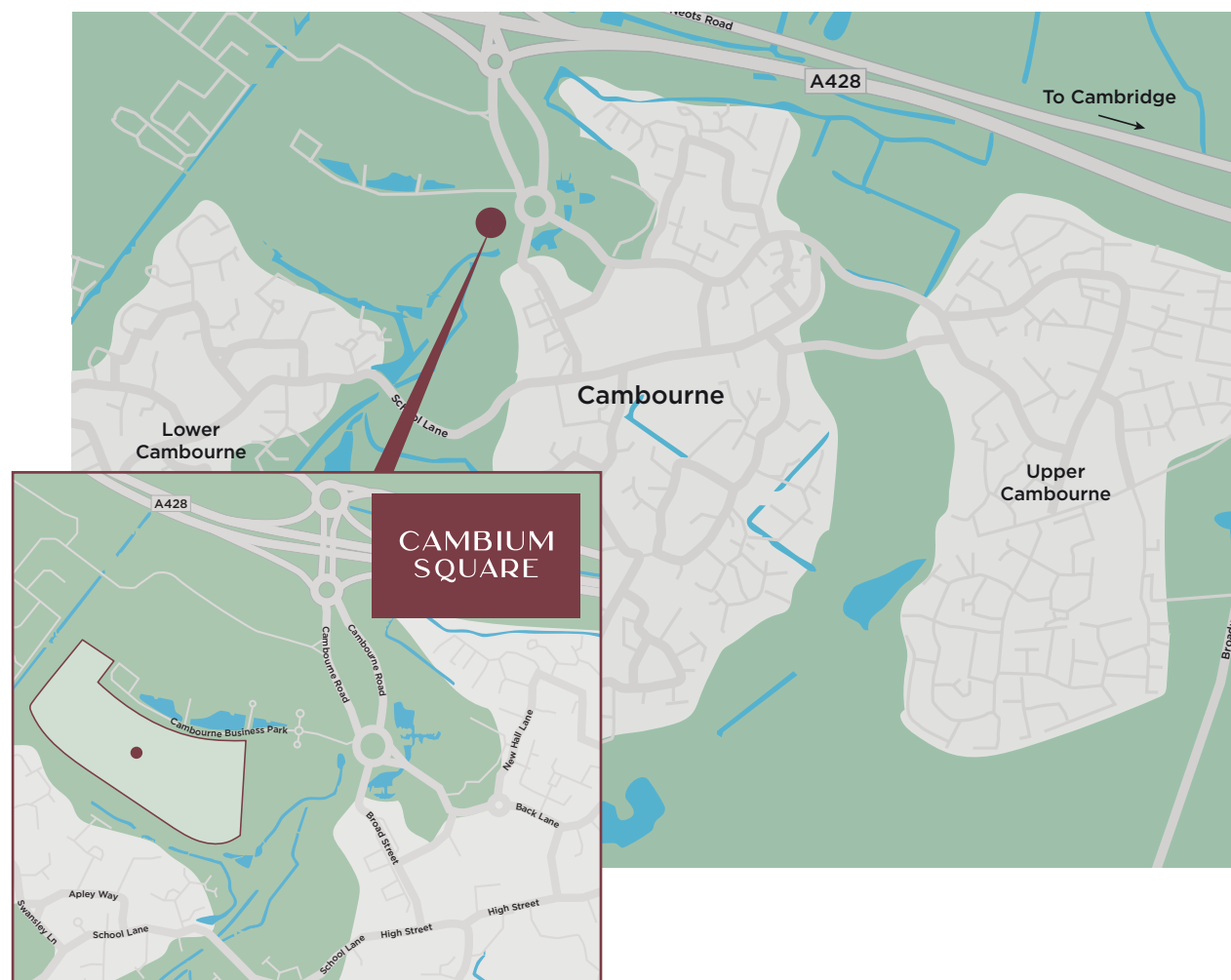


Hollymead Square, Newport



Hartmere, Cambridge

HOW TO FIND US



CAMBIUM SQUARE SALES SUITE
Cambourne Business Park, Cambridge CB23 6DP
What3Words: ///dozens.mankind.producers
01223 657 366
hill.co.uk/cambium-square



Every care has been taken with the preparation of this brochure. The details and descriptions contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Computer generated images and the landscaping may have been enhanced and are therefore representative only. Details correct at the time of going to print, July 2026.



